

Don & Bonnie McCart Real Estate & Personal Property Auction



Saturday, June 18, 2022 • 10:00am
310 E English, Corydon, IA 50060

To sell live and simulcast live on site at 10:00 am • Register to bid online at www.donwagnerauctions.com
Open House May 20 & June 10 5:30 – 7:00pm

Real Estate to sell first at 10:00 AM

Don & Bonnie have moved to a smaller apartment to be closer to family and will sell their lovely home and remaining personal items at public auction. This move in ready home was built in 1996 and an oversized 24x30 garage, a rear 100 sq. foot deck and a 120 sq ft sun room were added in 1998. The main home is 28'x52' with a nice kidney shaped front deck with steps to the lawn and driveway. Inside the garage is a long ramp into the kitchen. There are 3 bedrooms with a master bath access to the master bedroom only. One more full bath with walk-in shower is convenient for the other 2 bedrooms. This home has been meticulously maintained both inside and out. Located on a corner lot with mature trees and flower beds. The home was never smoked in and has a full unfinished poured lower level. Recently a new roof was installed. Outside doors and appliances were replaced in 2020. Taxes of \$2938 will be prorated to the date of closing.

Plan to attend the open houses and come prepared to bid.

For other questions call auctioneer Don Wagner 641-931-6832

Terms: \$20,000 down day of auction; paid to Verle Norris Law Trust Account. Balance due at closing, expected 30-45 days; a 5% buyer premium added to the sale price at closing. Possession given at closing. Buyers are responsible for their own inspection and due diligence on the property. No liabilities are assumed by sellers or the auction company. Property to be sold as is where is with no warranties expressed or implied. The property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accident or inadvertent errors in advertising. Announcements made sale day take precedence over any and all printed materials. Taxes will be prorated to the date of closing.

Pickup, Lawn Mower, Guns & Outside Items: 2004 one owner Ford F-150 Lariat 4x4 truck with 5.4 Triton motor, extended cab, side steps, only 57,875 mi, leather interior, blue with bluish gray interior, garaged, non-smoker, extra nice truck with tan accents; Grasshopper 720K lawn mower front 60" deck, 791 hours on the Kohler gas engine; Remington 760 .30-06 num7421450; Ruger 10/22.22 cl num119-48355; ERA/FIE .410, num539245; small amount of long and short ammunition; 2 wheel lawn cart; 6" shop vice; 6" Delta bench grinder; 5 drawer tool chest; Dayton skill saw; 4 1/2" angle grinder; Airstream blower; Turbine leaf blower; Black & Decker 3/8" 14 volt drill; small air compressor; large amounts of hand tools and supplies; Ryobi palm sander; King Craft jigsaw; 2 wheel mover; JD model 55V chain saw; new never used Snow Joe 21" 15 amp electric snow thrower; Jungle Jack lawn mower lift; Anco metal windshield wiper cabinet; Power Smart hedge trimmer; concrete single and 3 tier bird baths; Char-Broil BBQ grill; outside lawn chairs and other items too numerous to mention.

Home Furnishings: Glass top wood office desk; (2) office swivel chairs; filing cabinets; 3 piece queen bedroom suite; heavy 4 post queen bed; 2 door wooden armoire with 2 drawers; Phillips 47" wall mounted, flat screen TV; 2 piece grey ultra-suede sectional; 5 piece oak display cases with lights and glass doors; ornate glass top dining table and 4 matching chairs; wooden kitchen island cart; Haier model NCM070E 7 cubic foot deep freeze; Reliable safe and Lock Co. safe with combination; Kenmore sewing machine with stand; globe on stand; usual amounts of cookware and dinner ware; Bavarian tea set; hundreds of pieces of pattern, clear, and colored glass.

See more at www.donwagnerauction.com

Terms: Cash, check or credit cards. No items will be removed until settled for. Sellers or auction company are not responsible for accidents, errors in listings or lost items. Announcements made day of sale take precedence over any printed matter. When registering for a buyer number proper I.D. will be required.

Lunch by Denise. Restrooms available on site.



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Auction Setup & Phone Bids
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